

# MAYOR & COUNCIL AGENDA COVER SHEET

**MEETING DATE:**

**May 21, 2007**

**CALL TO PODIUM:**

**Rob Robinson, Planner**

**RESPONSIBLE STAFF:**

**Rob Robinson, Planner**

**Ollie Mumpower,  
Engineering Services Director**

**AGENDA ITEM:**

(please check one)

	Presentation
	Proclamation/Certificate
	Appointment
	Public Hearing
	Historic District
	Consent Item
	Ordinance
<b>x</b>	Resolution: Road Code Waiver
	Policy Discussion
	Work Session Discussion Item
	Other:

**PUBLIC HEARING HISTORY:**

(Please complete this section if agenda item is a public hearing)

Introduced	
Advertised	10/18/2006
	10/25/2006
Hearing Date	11/06/2006
Record Held Open	05/17/07
Policy Discussion	05/21/07

**TITLE: SDP-06-005 ROAD CODE WAIVERS**

Road Code Waiver Requests for Road Sections, Radii, and Intersection Spacing for the Crown Farm Development, SDP-06-005

**SUPPORTING BACKGROUND:**

Rodgers Consulting Inc., representing the applicant, Crown Village Farm LLC, submitted Schematic Development Plan application, SDP-06-005, including a request for Road Code Waivers. This plan is in accordance with the approved X-182 annexation, R-82-06, and the approved Rezoning to MXD & Sketch Plan, O-8-06.

The original waiver request was presented as part of the approved sketch plan and section 3a(ii) of the approved annexation agreement, dated August 7, 2006, states, "Gaithersburg has reviewed the Cross Sections and the Road Code Waiver Letter and finds that construction of the On Site Roadways described therein ... in accordance with the Cross Sections and Road Code Waiver Letter (collectively the "Road Code Waivers") is necessary for the implementation of the Permitted Development, promotes the public interest, and complies with requirements of law and agrees to grant the Road Code Waivers in a timely manner as part of the approval of the Initial SDP Application..."

On November 6, 2007, a joint public hearing was held on SDP-06-005, including a presentation of the Road Code Waiver request. On March 21, 2007 the Planning Commission recommended approval of SDP-06-005 with 23 conditions.

The waivers that are being requested are similar to those already approved in the Kentlands and Lakelands developments. The attached plan includes the proposed road sections, radii, and intersection spacing. Section 19-15 of the City Code allows the City Council to issue a waiver of paving materials and road design criteria by resolution to meet requirements for Chapter 24, "Zoning".

Staff has enclosed a draft resolution of approval for your review.

**Attached:**

Exhibit 9: Applicable Section of Approved X-182 Annexation Agreement: August 7, 2006

Exhibit 390: Waiver request letter: April 10, 2007

Exhibit 391: Waiver request Exhibit: April 10, 2007

Exhibit 392: Waiver request Exhibit: April 10, 2007

Draft Resolution

**DESIRED OUTCOME:**

**Approve Resolution for SDP-06-005 Road Code Waivers**

RESOLUTION NO. \_\_\_\_\_

RESOLUTION OF THE MAYOR AND CITY COUNCIL  
GRANTING APPROVAL OF ROAD CODE WAIVERS FOR  
VARIABLE ROAD SECTIONS, RADII, INTERSECTION  
SPACING AND MEDIAN BREAKS FOR  
THE CROWN FARM DEVELOPMENT  
SCHEMATIC DEVELOPMENT PLAN SDP-06-005

**RC-37**

WHEREAS, Rodgers Consulting Inc. has submitted, on behalf of Crown Village Farm, LLC, an application for road code waivers to the City of Gaithersburg requesting a waiver of road code as follows:

**Typical Residential Street, Section 1** – Typical One Way Residential Street consisting of a 37-ft right-of-way.

	<b>Proposed</b>
Min. R.O.W. Width	37'
Min. Pavement Width	23'
Min. Side Width	13'
Min. Median Width	Varies
Min. C/L Radius	75'
Curb and Gutter	Yes
Sidewalk/Path	Yes (5'-6')
Parking	Yes

**Typical Residential Alleys, Section 2** – Typical Residential Alleys consisting of a 25-ft private right-of-way.

	<b>Proposed</b>
Min. R.O.W. Width	25'
Min. Pavement Width	14'* to 20'
Min. Side Width	2.5' to 5.5'
Min. Median Width	N/A
Min. C/L Radius	N/A
Curb and Gutter	Yes
Sidewalk	No
Parking	No

\* Alley Pavement width of 14' only permitted when not required for fire lane or to accommodate truck turning.

**Typical Residential Streets, Section 3** – Typical Residential Streets consisting of a 50-ft right-of-way.

	<b>Proposed</b>
Min. R.O.W. Width	50'
Min. Pavement Width	26'
Min. Side Width	12'
Min. Median Width	N/A
Min. C/L Radius	50'
Curb and Gutter	Yes
Sidewalk/Path	Yes (5' & 6'-8')
Parking	Yes

**Typical Residential Streets, Section 4** – Typical Residential Streets consisting of a 60-ft right-of-way.

	<b>Proposed</b>
Min. R.O.W. Width	60'
Min. Pavement Width	34' (20')*
Min. Side Width	13'
Min. Median Width	N/A
Min. C/L Radius	50'
Curb and Gutter	Yes
Sidewalk/Path	Yes (5' & 5'-6')
Parking	Yes

\* Pavement Width Without Parking

Notes:

1. R/W width increases to accommodate perpendicular handicapped parking spaces next to clubhouse. See perpendicular parking section 4P.
2. Road grade may slope in one direction over the existing WSSC easement.

Note: Street J subject to change per coordination with City Staff and WSSC

**Perpendicular Parking Section 4P** –Residential Street consisting of a 63.67-ft right-of-way.

	<b>Proposed</b>
Min. R.O.W. Width	63.67'
Min. Pavement Width	44'
Min. Side Width	6.67'
Min. Median Width	N/A
Min. C/L Radius	50'
Curb and Gutter	Yes
Sidewalk/Path	Yes (5' & 5')
Parking	Yes

\*\* Pavement width with parking on one side only

**Decoverly Drive (Extended) Between Fields Road and Street J Section 5 –**

Decoverly Drive (Extended) is a multi lane road within a 150-ft right-of-way, designed to accommodate the future CCT.

	<b>Proposed</b>
Min. R.O.W. Width	150'
Min. Pavement Width	2-29' (22')*
Min. Side Width	21'
Min. Median Width	50'
Min. C/L Radius	300'
Curb and Gutter	Yes
Sidewalk/Path	Yes (5' & 8')
Parking	Yes

\* Pavement Width Without Parking

Notes:

1. R/W width may increase at intersections to accommodate splitter islands at traffic circle.
2. Decoverly Drive- 2 Lanes of traffic with turn lanes as needed.

**Decoverly Drive (Extended) From Street J to Existing Decoverly Drive- ,**

**Transitional Section 5T** – Decoverly Drive (Extended) is a multi lane road within a 150-ft right-of-way, designed to accommodate the future CCT.

	<b>Proposed</b>
Min. R.O.W. Width	150'
Min. Pavement Width	2-29' (22')*
Min. Side Width	21'
Min. Median Width	N/A
Min. CCT Width	50'
Min. C/L Radius	300'
Curb and Gutter	Yes
Sidewalk/Path	Yes (5' & 8')
Parking	Yes

\* Pavement Width Without Parking

Notes:

1. Transition from existing Decoverly Drive (4 Lanes) to proposed Decoverly Drive (2 Lanes) to be accommodated in 150' R/W with CCT transitioning from the center median to the south side as shown.

**Typical Residential Streets, Section 6** – Typical Residential/Commercial Streets consisting of a 74-ft right-of-way.

	<b>Proposed</b>
Min. R.O.W. Width	74'
Min. Pavement Width	2-17' (10')*
Min. Side Width	20'
Min. Median Width	N/A
Min. C/L Radius	50'
Curb and Gutter	Yes
Sidewalk	Yes (Varies)
Parking	Yes

\* Pavement Width Without Parking

Notes:

1. Width may vary to accommodate turn lanes.
2. R/W width may increase at Street 6 & Street 7 to accommodate intersection design.

**Diamondback Drive (Extended), Sections 7 and 8** – Diamondback Drive (Extended) is a multi lane road within an 80-ft right-of-way.

	<b>Proposed</b>
Min. R.O.W.	80'
Min. Pavement Width	2-18' (11')*
Min. Side Width	22'
Min. Median Width	N/A
Min. C/L Radius	235'
Curb and Gutter	Yes
Sidewalk	Yes
Parking	Yes

\* Pavement Width Without Parking

Notes for Section 7:

1. Width may vary to accommodate turn lanes.
2. R/W width may increase at intersections to accommodate splitter islands at traffic circle.

Notes for Section 8:

1. Width may vary to accommodate turn lanes.
2. Transition from existing Diamondback Drive (4 Lanes) to proposed Diamondback Drive (2 Lanes) as shown.

**Typical Residential Streets, Section 9** – Typical Residential Street consisting of a 74-ft right-of-way.

	<b>Proposed</b>
Min. R.O.W.	74'
Min. Pavement Width	34' (20')*
Min. Side Width	20'
Min. Median Width	N/A
Min. C/L Radius	100'
Curb and Gutter	Yes
Sidewalk/Path	Yes, (5' & 6')
Parking	Yes

\* Pavement Width Without Parking

**Typical Residential Streets, Section 12** – Typical Residential Street consisting of a 76-ft right-of-way.

	<b>Proposed</b>
Min. R.O.W.	76'
Min. Pavement Width	2-20' (13')*
Min. Side Width	13'
Min. Median Width	10'
Min. C/L Radius	50'
Curb and Gutter	Yes
Sidewalk/Path	Yes, (5' & 6')
Parking	Yes

\* Pavement Width Without Parking

**Private Residential Street, Section 15** – Typical Private Residential Street consisting of a 45-ft right-of-way.

	<b>Proposed</b>
Min. R.O.W.	45'
Min. Pavement Width	20'
Min. Side Width	12.5'
Min. Median Width	N/A
Min. C/L Radius	50'
Curb and Gutter	Yes
Sidewalk	Yes, (5' & 5')
Parking	No

WHEREAS, the Planning Commission reviewed the Crown Farm development roadway designs, which are consistent with the road code waiver requests, as part of their recommendation review of Schematic Development Plan SDP-06-005 on March 21, 2007, at which time they recommended approval of SDP-06-005 with twenty-three (23) conditions of approval; and

WHEREAS, the City Council reviewed the Crown Farm development roadway designs, which are consistent with the road code waiver requests, as part of their review and discussion of Schematic Development Plan SDP-06-005 on May 21, 2007, at which time they recommended approval of SDP-06-005 with (23) conditions of approval; and

WHEREAS, the Department of Public Works, Parks Maintenance and Engineering and the City Fire Marshal have reviewed and are amenable to the waiver requests finding that the road code waivers are similar and consistent to those granted in previous mixed-use development plans;

AND WHEREAS, the Applicant's engineer has submitted sufficient justification for the waiver request.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of Gaithersburg, that the Road Code Waiver RC-37 is hereby approved subject to the following conditions:

1. The Department of Public Works, Parks Maintenance and Engineering (DPWPME) and the City Fire Marshal will review the final design of the road code waiver requests and upon finding that the streets will operate safely with potential additional safety measures, will approve the final design of the road code waiver.
2. The applicant shall provide decorative crosswalks and intersections and traffic calming devices throughout the development to the reviewed and approved by DPWPME and Staff.

ADOPTED by the Mayor and City Council this 21st day of May, 2007.

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SIDNEY A. KATZ, MAYOR and  
President of the Council

THIS IS TO CERTIFY that the foregoing

Resolution was adopted by the City Council  
in public meeting assembled on the 21st day  
of May, 2007.

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David B. Humpton, City Manager

DRAFT